

FOR LEASE

# THE STOCKYARDS

*User-driven mixed-use development  
preserving Arizona's past while  
building a sense of community for  
office users through thoughtful design*

5009 & 5013 E WASHINGTON ST, PHOENIX, AZ



KIDDER.COM

**km** Kidder  
Mathews

THE STOCKYARDS

# THE OFFICE EXPERIENCE *REDEFINED*

*The new renovations will feature a pedestrian-friendly campus and beautiful common areas including a courtyard.*

AVAILABLE FOR LEASE

|               |                           |
|---------------|---------------------------|
| BLDG 5009     | ±1,685 SF, Suite 120      |
| BLDG 5009     | ±2,283 SF, Suite 125      |
| BLDG 5013     | ±2,341 SF, Suite 130      |
| BLDG 5013     | ±3,800 SF, Suite 170      |
| LEASE RATE    | \$30.00 PSF, Full Service |
| YEAR BUILT    | 1953; Renovated 2024      |
| PARKING RATIO | 5.0 / 1,000               |
| ZONING        | I-2, City of Phoenix      |

KIDDER MATHEWS

# STRATEGIC & ACCESSIBLE LOCATION

Immediately adjacent to LightRail station

On-site historic Stockyards restaurant

Centrally located between Downtown Phoenix and Tempe

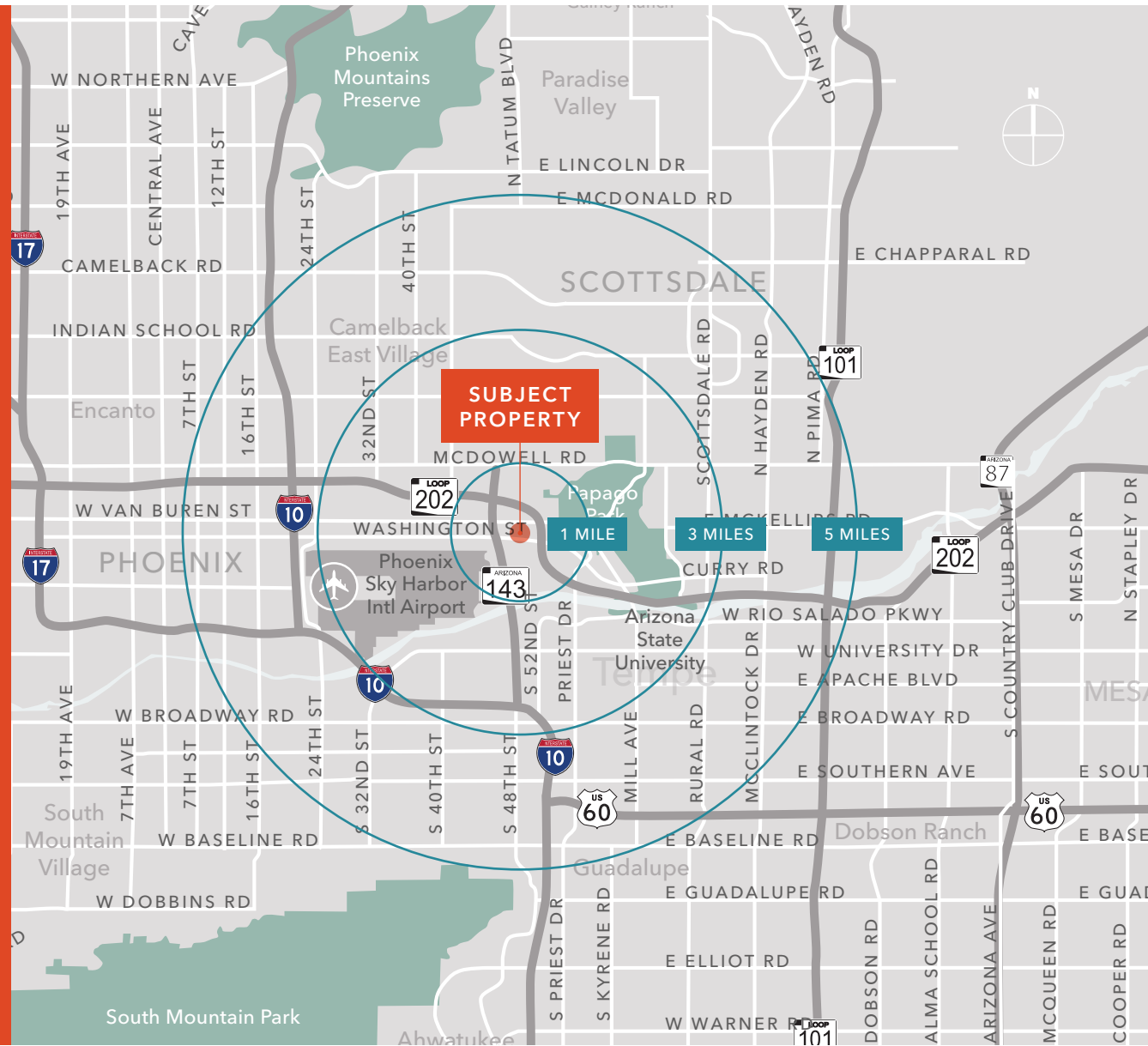
15 minutes to Downtown Scottsdale and Central Business Corridor

Excellent freeway access via Loop 202 which seamlessly connects to all major freeways

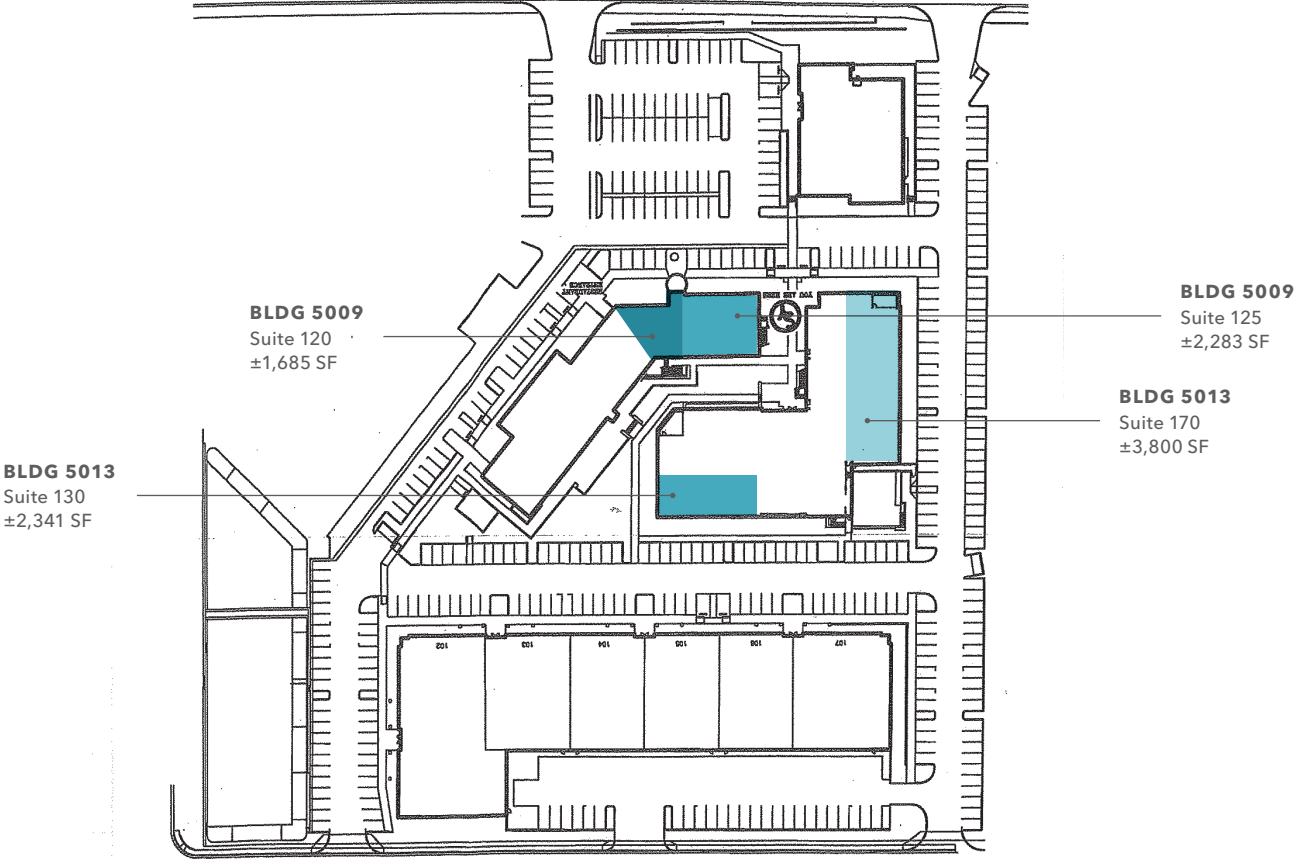
Minutes from Sky Harbor International Airport and completely accessible by LightRail

Abundant retail, banks, restaurants, and apartments nearby

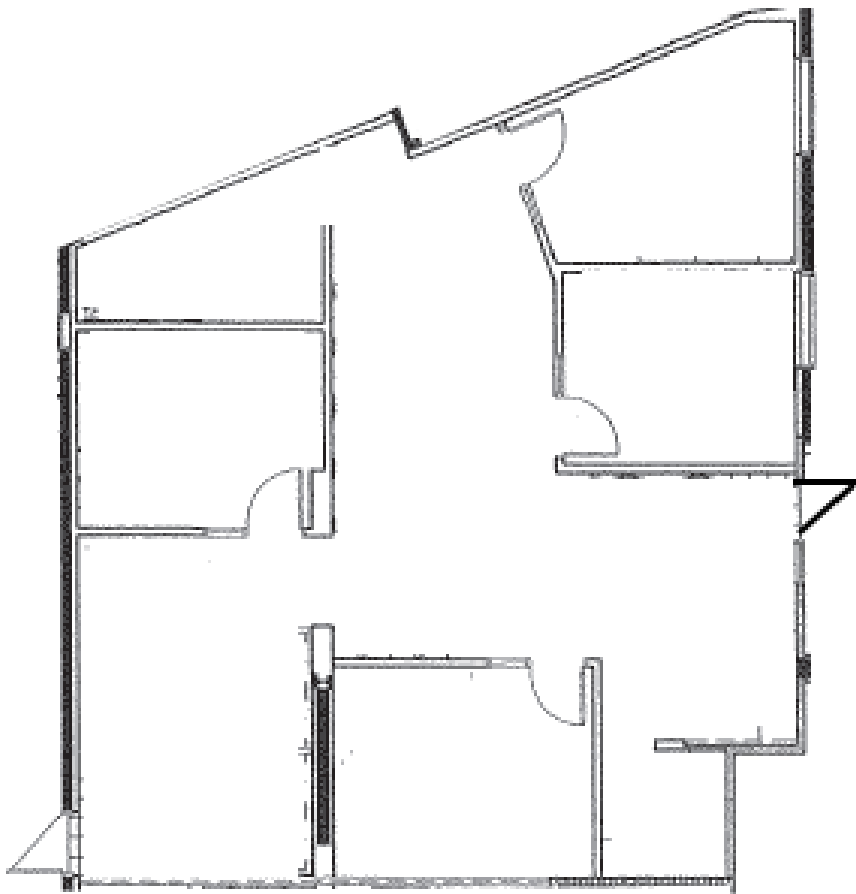
Views of Camelback, Pagago and Tovrea Castle



SITE PLAN



BUILDING 5009



*±1,685 SF*

SUITE 120

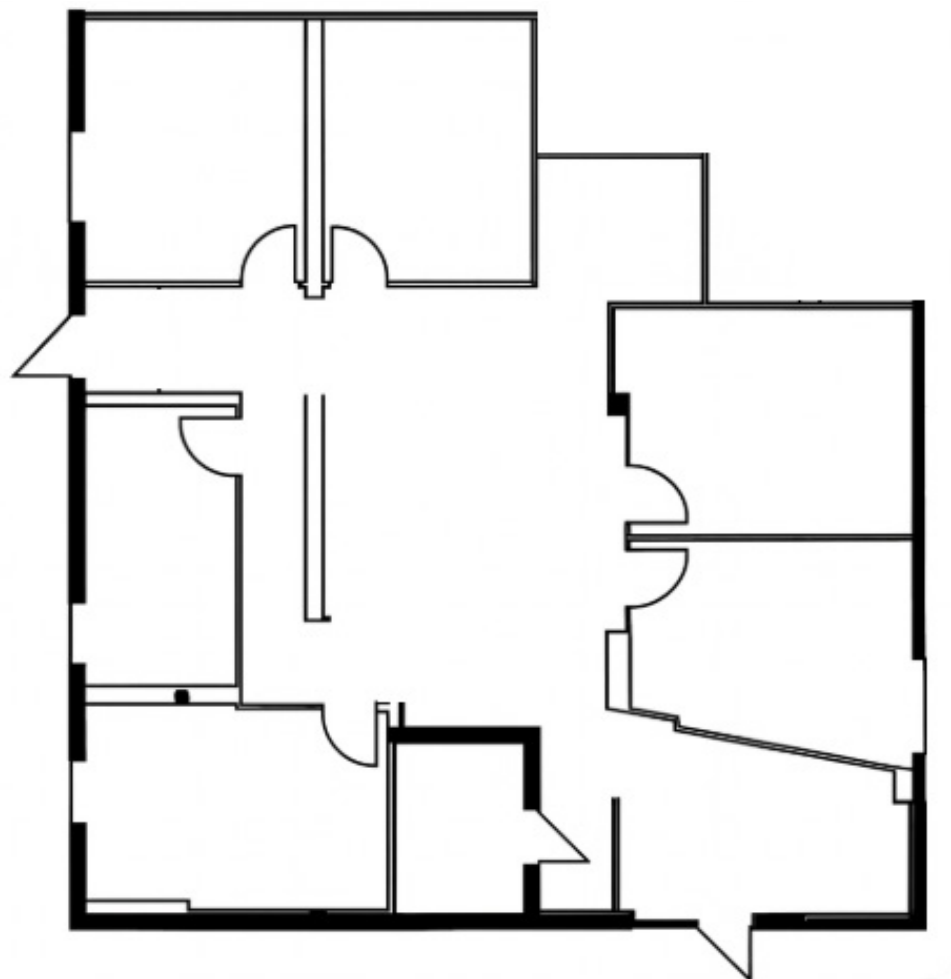
*\$30.00*

LEASE RATE; FULL SERVICE

*NOW*

AVAILABLE

## BUILDING 5009



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*±2,283 SF*

SUITE 125

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*\$30.00*

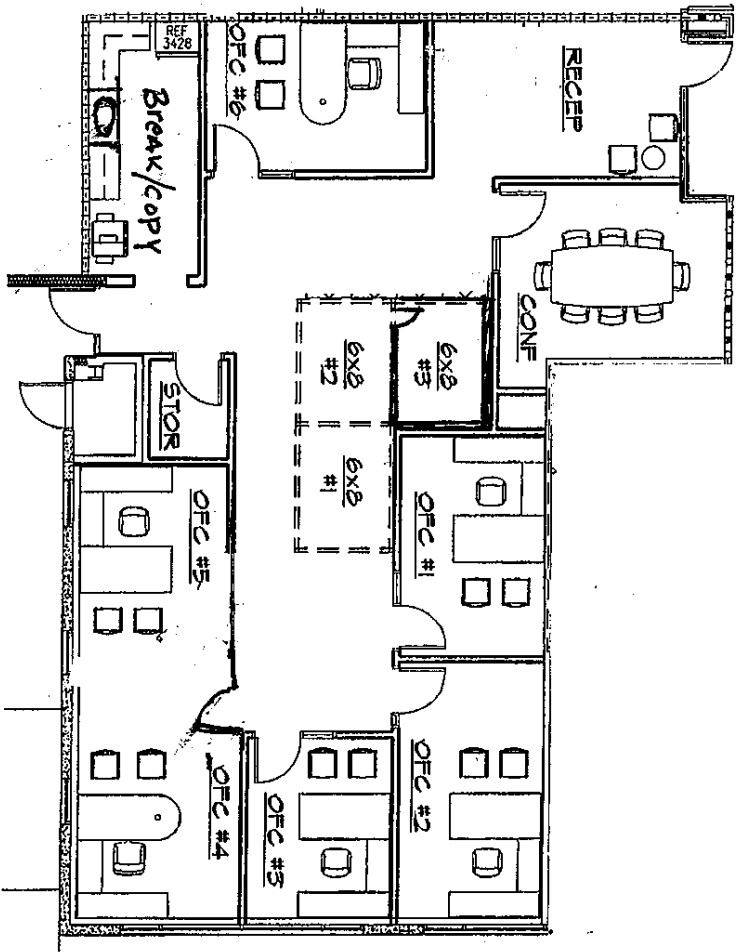
LEASE RATE; FULL SERVICE

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*NOW*

AVAILABLE

BUILDING 5013



*±2,341 SF*

SUITE 130

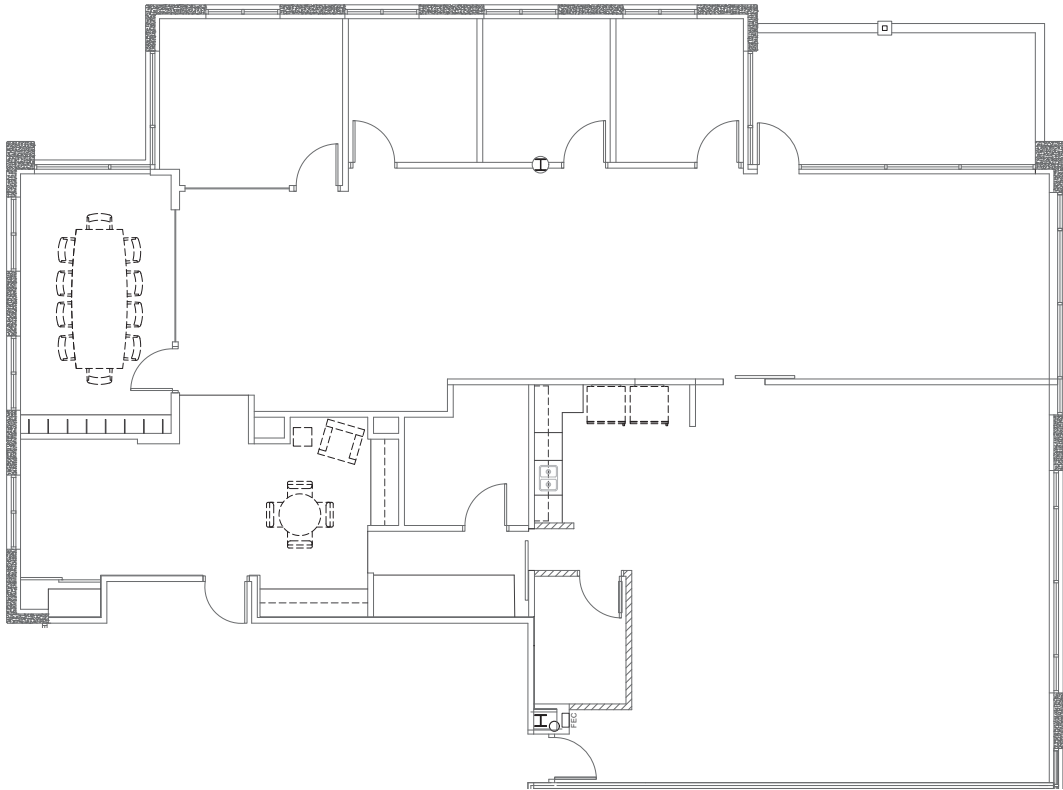
*\$30.00*

LEASE RATE; FULL SERVICE

*NOW*

AVAILABLE

BUILDING 5013



*±3,800 SF*

SUITE 170

*\$30.00*

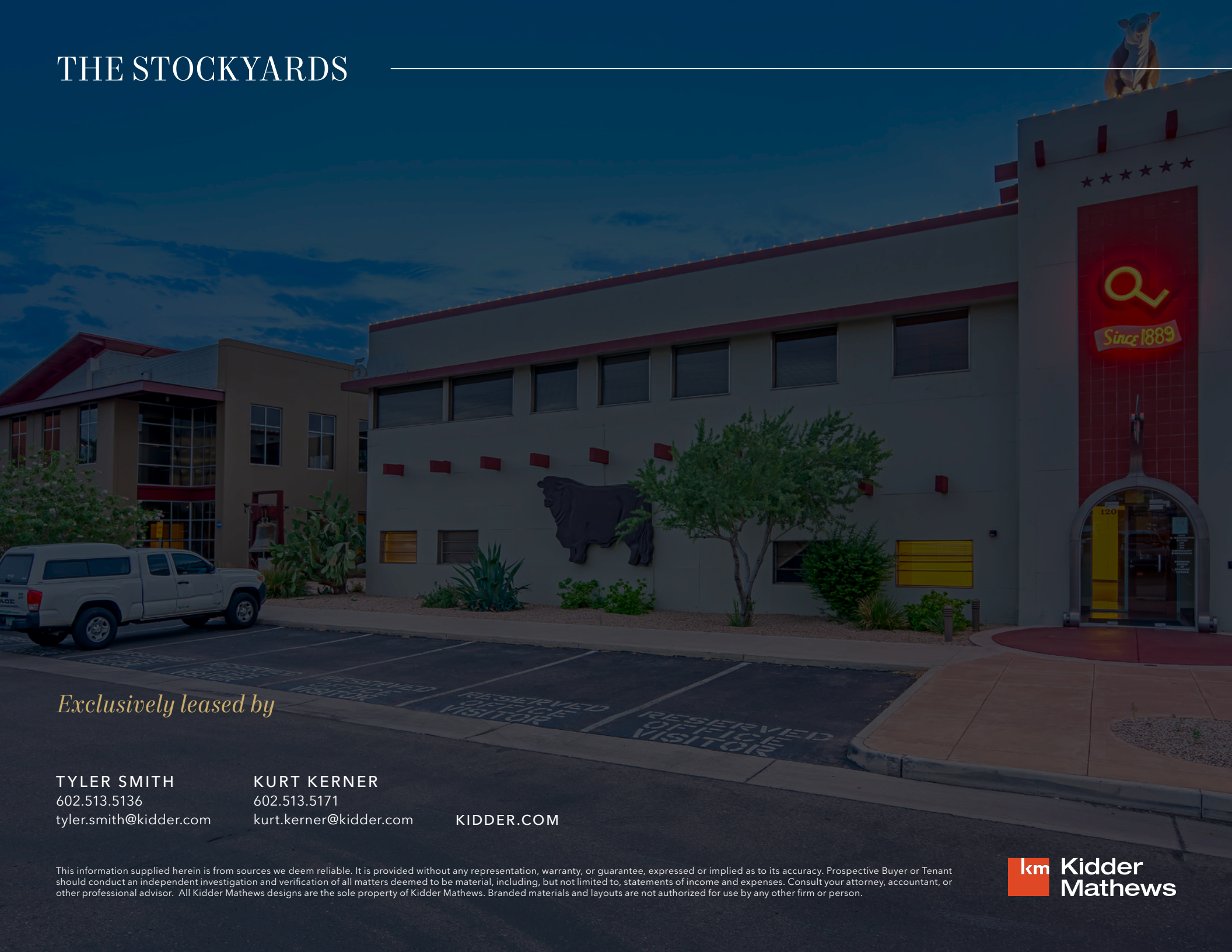
LEASE RATE; FULL SERVICE

*NOW*

AVAILABLE



# THE STOCKYARDS



*Exclusively leased by*

**TYLER SMITH**

602.513.5136

tyler.smith@kidder.com

**KURT KERNER**

602.513.5171

kurt.kerner@kidder.com

**KIDDER.COM**

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